



Elevated Entitlements

5716 Corsa Avenue, Suite 201 • Westlake Village, CA 91362 Telephone (805) 232-4383

Property Due Diligence Report For: 1736-1742 N Sierra Bonita, Pasadena

Prepared For:

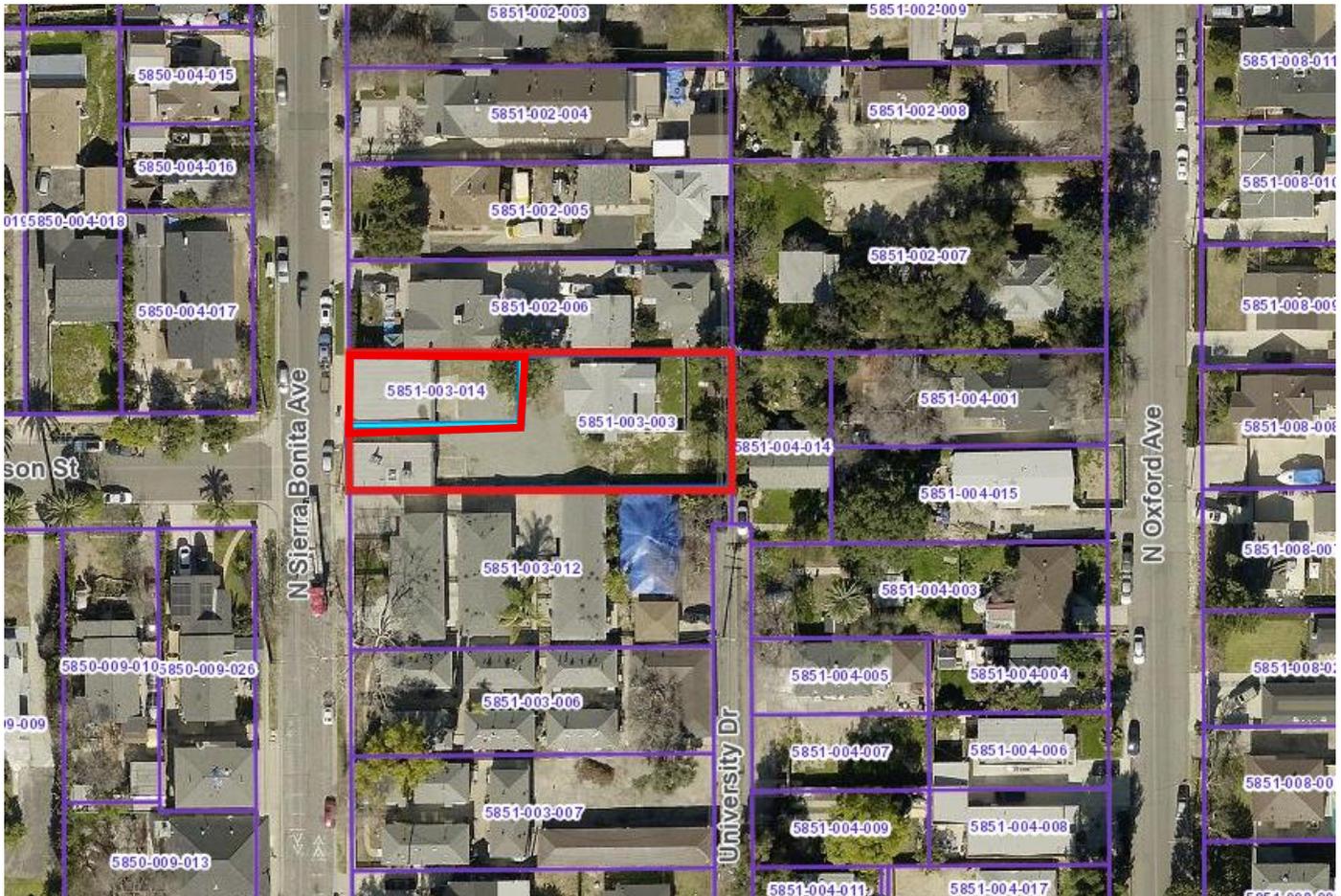
Chris Kraiss
chriskraiss@gmail.com

Date: February 3, 2026

This report was prepared by Elevated Entitlements Staff. Questions may be directed to staff at 805-232-4383, or by email to Kevin@elvted.com

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Project Site Location



Summary:

The property consists of two parcels (APN 5851003003 & 5851003014) totaling 0.32 acres. APN 5851003003 is zoned C2 (Neighborhood Commercial) and R2 (Two-Family Residence), and is approximately 0.25 acres, or 10,729 sqft. APN 5851003014 is zoned C2, and is approximately 0.07 acres, or 3,239 sqft. The property falls within a Very High Fire Zone and Fault Zone.

The C-2 Zone's plan category of CG allows for 25-50 dwelling units per acre. The R-2 zone's plan category of H18 allows for 0-18 units per acre. Therefore, as APN 5851003003 is split with two zoning designations, we recommend proceeding with a zone change and a lot merger in order to create one C2 or R2 zoned property.

By proceeding with a zone change to C2, the property is allowed to develop a higher density. County of LA Staff, Anthony Curzi, noted that there are no short-term plans for the property in terms of zone change/plan amendments, but the County may be supportive of efforts to do so to develop multi-family housing. (Communication attached)

Elevated Entitlements recommends proceeding with a pre-consultation meeting with County staff to discuss preliminary plans before submitting a formal application. A preapplication meeting with County staff would be approximately \$1,017.



ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	<i>County of Los Angeles</i>
2. APN:	<i>5851003003 and 5851003014</i>
3. Address:	<i>1736-1742 N Sierra Bonita, Pasadena</i>
4. Size: APN 5851003003 APN 5851003014 Total Lot Size:	<i>0.2463 Acres or 10,729.22 sq. ft. +/- 0.07 acres, or 3,239 sq. ft. 0.32 acres, or 13,939 sq. ft.</i>

II. Existing Land Use and Zoning

1. Existing Zoning Designation: APN 5851003014 APN 5851003003	<i>C-2 (Neighborhood Commercial) C-2 and R-2 (Two Family Residence)</i>
2. Existing General Plan Land Use Designation: APN 5851003014 APN 5851003003	<i>CG -General CG -General and H18 – Residential</i>

APN
5851003014



APN
5851003003

III. Zoning Design Standards

1. Building Set-Back Lines	
C-2 Zone	Required
a. Front:	20 Feet
b. Corner Side:	5 Feet
c. Corner Side Reversed Corner Lot	10 feet
d. Interior Side:	5 Feet
e. Rear	15 feet
2. Building Set-back lines	
R-2 Zone	
Residential	
Front	15 ft
Corner Side	5 ft
Corner Side Reversed Corner Lot	7.5 ft
Interior Side	5 ft²
Rear	15

2. Building Size	
R-2 Zone	
a. Maximum Building Height or Stories:	35 ft
b. Lot Coverage/Foor Area Ratio (FAR):	None Specified
C-2 Zone	
a. Maximum Building Height or Stories:	35ft
b. Max Lot Coverage/Foor Area Ratio (FAR):	None Specified
c. Minimum Landscaping	10% of lot



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<p>5. Density By Right Assuming Entire Parcel is R-2 (H18)</p> <p>18 Units Per Acre Total Property Acreage: 0.32 $18 \times 0.32 = 5.76 = \mathbf{6 \text{ Units by Right}}$</p>	<p>5.Allowed Density with State Density Bonus (AB 1287) Assuming R-2 Zoning</p> <p>$0.32 \times 18 = 6 \text{ Units}$ Bonus 1: $6 \text{ units} \times 0.5 (50\%) = 3 \text{ units}$ Bonus 2: $6 \text{ units} \times 0.5 (50\%) = 3 \text{ units}$ $3 + 3 = 6 \text{ Total units}$ $6 \times 0.15 (15\% \text{ affordable}) = 1 \text{ Units}$ $6 \times 0.15 (15\% \text{ affordable}) = 1 \text{ Units}$ Total Affordable Units = 2 Total Units: 12</p>
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<p>4. Density By Right Assuming Entire Parcel is C-2</p> <p>50 Units Per Acre Total Property Acreage: 0.32 $50 \times 0.32 = 5.76 = \mathbf{16 \text{ Units by Right}}$</p>	<p>5.Allowed Density with State Density Bonus (AB 1287) Assuming C-2 Zoning</p> <p>$0.32 / 50 = 16 \text{ Units}$ Bonus 1: $16 \text{ units} \times 0.5 (50\%) = 8 \text{ units}$ Bonus 2: $16 \text{ units} \times 0.5 (50\%) = 8 \text{ units}$ $8 + 8 = 16 \text{ Total units}$ $16 \times 0.15 (15\% \text{ affordable}) = 2 \text{ Units}$ $16 \times 0.15 (15\% \text{ affordable}) = 2 \text{ Units}$ Total Affordable Units = 4 Total Units: 32</p>
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IV. Potential Environmental Constraints

Near Fault Line:

(<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf>)

Yes No

Blue Line: (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>)

Yes No

Flood Hazard:

(<https://msc.fema.gov/portal/search?AddressQuery=2338%20ocean%20park%20boulvard%20santa%20monica>)

Yes No

Fire Hazard: Very High Fire Hazard Zone

(<https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247>)

Yes No

Historic Resources County of LA Historic Preservation Program confirmed the properties are not marked in our system as historic resources. Neither one is a County Landmark or in a County Historic District. (Communication Attached)

Yes No



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Allowed Uses: R-2 Zone

Permitted

1. Residential
 - Adult residential facilities serving six or fewer persons
 - Mobilehome parks ⁸
 - Small family homes for children

Site Plan Review

1. Residential
 - Multifamily Housing
 - Apartments
 - SPR ^{4, 10, 11} / CUP ⁵
 - Townhouses
 - SPR ^{4,9} / CUP ⁵
 - Two-family residences
 - SPR
 - Single Family residence⁸
 - SPR

CUP

1. Residential
 - Adult residential facilities serving seven or more persons
 - Density-controlled developments ⁸

Notes:

4. The lot shall be: 1) outside of a Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety; 2) outside of the Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) outside of a Significant Ecological Area, as depicted in the General Plan, in its entirety; 4) outside of a Hillside Management Area, as depicted in the General Plan, in its entirety; 5) outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety; 6) served by a public water system; 7) served by a public sewer system; and 8) fronting a highway or a public street.

5. Where the lot does not meet the criteria specified in Note 4, above.

8. Use may also be subject to [Chapter 22.120](#) (Density Bonus), [Chapter 22.121](#) (Inclusionary Housing), or [Chapter 22.166](#) (Housing Permits).

9. No more than six townhouses shall be confined within a single building.

10. Where use is subject to Section [22.128.200](#) (Supportive Housing Streamlining) and [Chapter 22.166](#) (Housing Permits).

11. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section [22.130.200](#) (Motel Conversions, Permanent) and [Chapter 22.166](#) (Housing Permits).



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Allowed Uses: C-2 Zone

Permitted

1. Residential

- Adult residential facilities serving six or fewer persons
- Group homes for children serving six or fewer persons
- Small family homes for children

SPR

1. Residential

- Joint live and work units ^{25, 27}
 - SPR ¹⁸ / CUP ²⁶
- Mixed use developments ^{25, 27}
 - SPR ¹⁸ / CUP ²⁶
- Multi-family housing ²⁵
 - Apartment houses
 - SPR ^{18, 29, 30} / CUP ²⁶
 - Townhouses
 - SPR ^{18, 28} / CUP ²⁶
 - Two-family residences
 - SPR ¹⁸ / CUP ²⁶

CUP

1. Residential

- Adult residential facilities serving seven or more persons
- Group homes for children serving seven or more persons
- Rooming and Boarding houses
- Single family residences ²⁵

Notes:

18. The lot shall be: 1) outside of a Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety; 2) outside of the Coastal Zone, as defined in Division 2 (Definition), in its entirety; 3) outside of a Significant Ecological Area, as depicted in the General Plan, in its entirety; 4) outside of a Hillside Management Area, as depicted in the General Plan, in its entirety; 5) outside of the 70 or above decibel Community Noise Equivalent Level (dB CNEL) noise contour of an Airport Influence Area, as depicted in the General Plan, in its entirety; 6) served by a public water system; 7) served by a public sewer system; and 8) fronting a highway or a public street.

25. Use may also be subject to [Chapter 22.120](#) (Density Bonus), [Chapter 22.121](#) (Inclusionary Housing), or [Chapter 22.166](#) (Housing Permits).

26. Where the lot does not meet the criteria specified in Note 18, above.

27. Use is limited to developments with two or more attached dwelling units.

28. No more than six townhouses shall be confined within a single building.

29. Where use is subject to Section [22.128.200](#) (Supportive Housing Streamlining) and [Chapter 22.166](#) (Housing Permits).

30. Use permitted on lots outside of the Very High Fire Hazard Severity Zone, as depicted in the General Plan, in its entirety, and where use is subject to Section [22.130.200](#) (Motel Conversions, Permanent) and [Chapter 22.166](#) (Housing Permits).



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See attached email communication from County staff



DRP Info

to me, kevin

Jan 28, 2026, 1:20 PM (6 days ago)

Hello,

There's a density calculation based on the underlying land use, not zoning. R-2 does allow for more homes than a duplex if the density calculation results in it. If you have specific parcels you have questions about please send the address or parcel number.

Thank you,

BRYAN S. MOLLER

SENIOR PLANNER, Operations & Major Projects

From: Sydney Marschalk <sydney@elvted.com>

Sent: Wednesday, January 28, 2026 12:21 PM

To: DRP Info <info@planning.lacounty.gov>

Cc: kevin <kevin@elvted.com>

Subject: R-2 Two-Family Residence Zone Question

CAUTION: External Email. Proceed Responsibly.



Kevin Kohan

to DRP, me

Jan 28, 2026, 1:33 PM (6 days ago)

Hi Bryan,

Thank you for the information. The land use designation is CG and R-2. Please see attached property reports for your reference.

We are looking at potentially pursuing a lot merger and zone change to construct a multi-family apartment project onsite. Please advise if there is a density calculation for the underlying land use that we should be aware of when we are conducting our due diligence.

If you are available for a phone call, please find our calendar available below:

[Schedule an Appointment](#)

Best,

Kevin Kohan
Principal Planner
[Elevated Entitlements](#)
5716 Corsa Avenue #201
Westlake Village, CA 91362
Office: (805) 232-4383
Cell: (805) 203-3151
Kevin@elvted.com
www.ElevatedEntitlements.com
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2 Attachments • Scanned by Gmail



DRP CP Foothills <foothills@planning.lacounty.gov>

to Anthony, kevin, me

Jan 28, 2026, 3:16 PM (6 days ago)

Kevin,

The lot zoned C-2 has a plan category of CG, which allows 25 – 50 units per acre. The lot zoned R-2 has a plan category of H18, which allows 0 – 18 units per acre.

Does this answer your question? Let me know if more information is needed.

ANTHONY M. CURZI

PLANNER, Foothills Development Services

Office: (213) 974-6411 • Direct: (213) 893-7016

Email: acurzi@planning.lacounty.gov

From: DRP Info <info@planning.lacounty.gov>

Sent: Wednesday, January 28, 2026 3:02 PM

To: DRP CP Foothills <foothills@planning.lacounty.gov>

Subject: Fw: R-2 Two-Family Residence Zone Question

 **Kevin Kohan** Jan 28, 2026, 3:34 PM (6 days ago)
to DRP, Anthony, me 

Hi Anthony,

Yes, that is very helpful. Given the property has two zoning designations, would the County support merging the lots and allowing a zone change to CG to take advantage of the 50 units per acre density?

Or would the County prefer we match the surrounding R-2 uses, and propose a lot merger and zone change to R-2?

We appreciate your insight and look forward to hearing from you.

Best,

Kevin Kohan

Principal Planner

[Elevated Entitlements](#)

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Westlake Village, CA 91362

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Cell: (805) 203-3151

Kevin@elvted.com

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 **Anthony Curzi** Jan 28, 2026, 3:36 PM (6 days ago)
to kevin, DRP, me 

You are welcome, Kevin.

That is difficult to say—we usually analyze the surrounding land uses. Let me talk to my colleagues in our Advanced Planning team to see if I can get a better idea. I will reach out to you in a couple of days, most likely.

THX!

ANTHONY M. CURZI

PLANNER, Foothills Development Services

Office: (213) 974-6411 • Direct: (213) 893-7016

Email: acurzi@planning.lacounty.gov

 **Kevin Kohan** Jan 28, 2026, 3:37 PM (6 days ago)
to Anthony, DRP, me 

Sounds good, thank you. Appreciate your prompt response.

Kevin Kohan

Principal Planner

[Elevated Entitlements](#)

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Cell: (805) 203-3151

Kevin@elvted.com
www.ElevatedEntitlements.com

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 **DRP CP Foothills** <foothills@planning.lacounty.gov> Jan 28, 2026, 4:09 PM (6 days ago)

to Kevin, Anthony, me 

Kevin,

Can I have the APNs again?

 **Anthony Curzi** Jan 28, 2026, 4:13 PM (6 days ago)

to DRP, Kevin, me 

Never mind—I found them.

ANTHONY M. CURZI

PLANNER, Foothills Development Services

Office: (213) 974-6411 • Direct: (213) 893-7016

Email: acurzi@planning.lacounty.gov

 **Kevin Kohan** Jan 28, 2026, 4:21 PM (6 days ago)

to Anthony, DRP, me 

Sure thing. Here they are:

- 5851-003-003
- 5851-003-014

Kevin Kohan
Principal Planner
[Elevated Entitlements](#)
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Westlake Village, CA 91362
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Cell: (805) 203-3151
Kevin@elvted.com
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 **Anthony Curzi** Jan 28, 2026, 4:21 PM (6 days ago)

to Kevin, me 

Thanks—my colleagues are checking right now!

 **Kevin Kohan** Jan 28, 2026, 4:24 PM (6 days ago)

to Anthony, me 

Awesome, thanks!

Kevin Kohan
Principal Planner
[Elevated Entitlements](#)

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Cell: (805) 203-3151
Kevin@elvted.com
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 **Sydney Marschalk** <sydney@elvted.com> Feb 2, 2026, 11:33 AM (1 day ago)

to Anthony, Kevin 

Hi Anthony,

I hope all is well. Please let us know if you were able to get any additional clarification from the advanced planning team on our request. Thank you!

Best,

Sydney Marschalk
Project Planner
[Elevated Entitlements](#)
5716 Corsa Avenue #201
Westlake Village, CA 91362
Office: (805) 232-4383
Sydney@elvted.com
[Calendar Availability](#)
www.ElevatedEntitlements.com



 **Anthony Curzi** Feb 2, 2026, 1:00 PM (1 day ago)

to me, kevin 

Good afternoon, Sydney,

Yes, they assured me they will get back to me shortly. I certainly will let you know as soon as I hear.

ANTHONY M. CURZI
PLANNER, Foothills Development Services
Office: (213) 974-6411 • Direct: (213) 893-7016
Email: acurzi@planning.lacounty.gov

 **Sydney Marschalk** <sydney@elvted.com> Feb 2, 2026, 4:30 PM (21 hours ago)

to Anthony, kevin 

Hi Anthony,

Understood. Thank you for the update!

Best,

Sydney Marschalk
Project Planner
[Elevated Entitlements](#)
5716 Corsa Avenue #201
Westlake Village, CA 91362
Office: (805) 232-4383
Sydney@elvted.com
[Calendar Availability](#)
www.ElevatedEntitlements.com



 **Anthony Curzi** 10:33 AM (3 hours ago)
to me, kevin 
Hi Sydney,

I heard back from my colleagues. In summary, while there are no short-term plans for the property in terms of zone change/plan amendments, the Department may be supportive of efforts to do so to develop multi-family housing. Your plan was as such, correct?

...
[Message clipped] [View entire message](#)

 **Kevin Kohan** 10:35 AM (3 hours ago)
to Anthony, me 
Yes, that is the plan. Thank you for sharing that with us. We will propose a pre-consultation meeting with County staff to discuss our preliminary plans before submitting a formal application. Please let us know the cost of this pre-application process and timing.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
805-232-4383
Kevin@elvted.com
www.ElevatedEntitlements.com
<https://calendly.com/elevatedentitlements/elevated-entitlements?month=2022-06>

 **Anthony Curzi** 10:38 AM (3 hours ago)
to kevin, me 
Kevin,

You must have read my mind; I was going to suggest such a meeting.

Our cost is \$1,017, but there are other fees other departments may charge too that I am not sure about. I believe the meetings occur once a month. I will find out when the next one is.

Are you familiar with our EPIC-LA portal? You can submit a base application through that and we will invoice you.

...
[Message clipped] [View entire message](#)

 **Kevin Kohan** 10:44 AM (3 hours ago)
to Anthony, me 
Yes, we are! Appreciate your help. We will submit through the portal and get the process going.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
805-232-4383
Kevin@elvted.com
www.ElevatedEntitlements.com
<https://calendly.com/elevatedentitlements/elevated-entitlements?month=2022-06>

 **Anthony Curzi** 10:47 AM (3 hours ago)
to kevin, me 
Sounds good! I will get you more information too.

Also, the more information you can provide, e.g., site plan, density and details of project, etc. the more information we and other departments can provide you.

...
[Message clipped] [View entire message](#)

 **Kevin Kohan** 10:50 AM (3 hours ago)
to Anthony, me 

Sounds good, thank you.

Best,

Kevin Kohan
Principal Planner
Elevated Entitlements
805-232-4383

Kevin@elvted.com

www.ElevatedEntitlements.com

<https://calendly.com/elevatedentitlements/elevated-entitlements?month=2022-06>



Sydney Marschalk <sydney@elvted.com>

Historic Preservation Program - APN:5851003003 & 5851003014

Katrina Castaneda <KCastaneda@planning.lacounty.gov>
To: "sydney@elvted.com" <sydney@elvted.com>
Cc: kevin <kevin@elvted.com>

Mon, Feb 2, 2026 at 12:25 PM

Hi Sydney,

These properties (APN 5851003003 and 5851003014) are not marked in our system as historic resources. Nether one is a County Landmark or in a County Historic District.

Thank you for your inquiry, and let me know if you have any further questions.

Best,

KATRINA CASTAÑEDA (she/her/hers)

PLANNER, Historic Preservation | Community Studies - East

Office: (213) 893-7032

Email: kcastaneda@planning.lacounty.gov

From: Edward Rojas
Sent: Monday, February 2, 2026 11:00 AM
To: Sydney Marschalk <sydney@elvted.com>; EDL-DRP BU-D Advance Planning Public Contact Email <ap@planning.lacounty.gov>
Cc: kevin <kevin@elvted.com>
Subject: RE: Historic Preservation Program - APN:5851003003 & 5851003014

Hi Sydney,

Our staff is reviewing your inquiry and will follow up shortly with you.

Thank you,

EDWARD ROJAS, AICP (he/him/his)

ASSISTANT DEPUTY DIRECTOR, Advance Planning Division

From: Sydney Marschalk <sydney@elvted.com>
Sent: Monday, February 2, 2026 10:56 AM
To: EDL-DRP BU-D Advance Planning Public Contact Email <ap@planning.lacounty.gov>
Cc: kevin <kevin@elvted.com>
Subject: Re: Historic Preservation Program - APN:5851003003 & 5851003014

CAUTION: External Email. Proceed Responsibly.

Hello,

I am following up on this. Please advise. Thank you!

Best,

Sydney Marschalk
Project Planner
Elevated Entitlements
5716 Corsa Avenue #201

[Westlake Village, CA 91362](#)

Office: (805) 232-4383
Sydney@elvted.com

[Calendar Availability](#)

www.ElevatedEntitlements.com

On Fri, Jan 30, 2026 at 10:28 AM Sydney Marschalk <sydney@elvted.com> wrote:

Hello,

I am reaching out to confirm if there are any documents that confirm if the properties located at [1736-1742 N Sierra Bonita, Pasadena, CA 91104](#) (APN:5851003003 and 5851003014) are historical. Thank you for your assistance.

Best,

Sydney Marschalk
Project Planner
Elevated Entitlements

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[Westlake Village, CA 91362](#)

Office: (805) 232-4383
Sydney@elvted.com

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